

FIVE.

WESTERN BOULEVARD

LEICESTER . LE2 7EX

Grade A Offices with 52 parking spaces.

**Office suites available from
5,285 sq.ft to 16,077 sq.ft (491 sq.m to 1,494 sq.m)**

CSB
CHARLES ST
BUILDINGS GROUP
PROPERTY INVESTMENT
& DEVELOPMENT GROUP

02

FIVE.

WESTERN
BOULEVARD



Newly refurbished
self-contained offices



52 Parking Spaces



Excellent access
to M1/M69



Superb location close
to Leicester City centre

FIVE.

WESTERN BOULEVARD

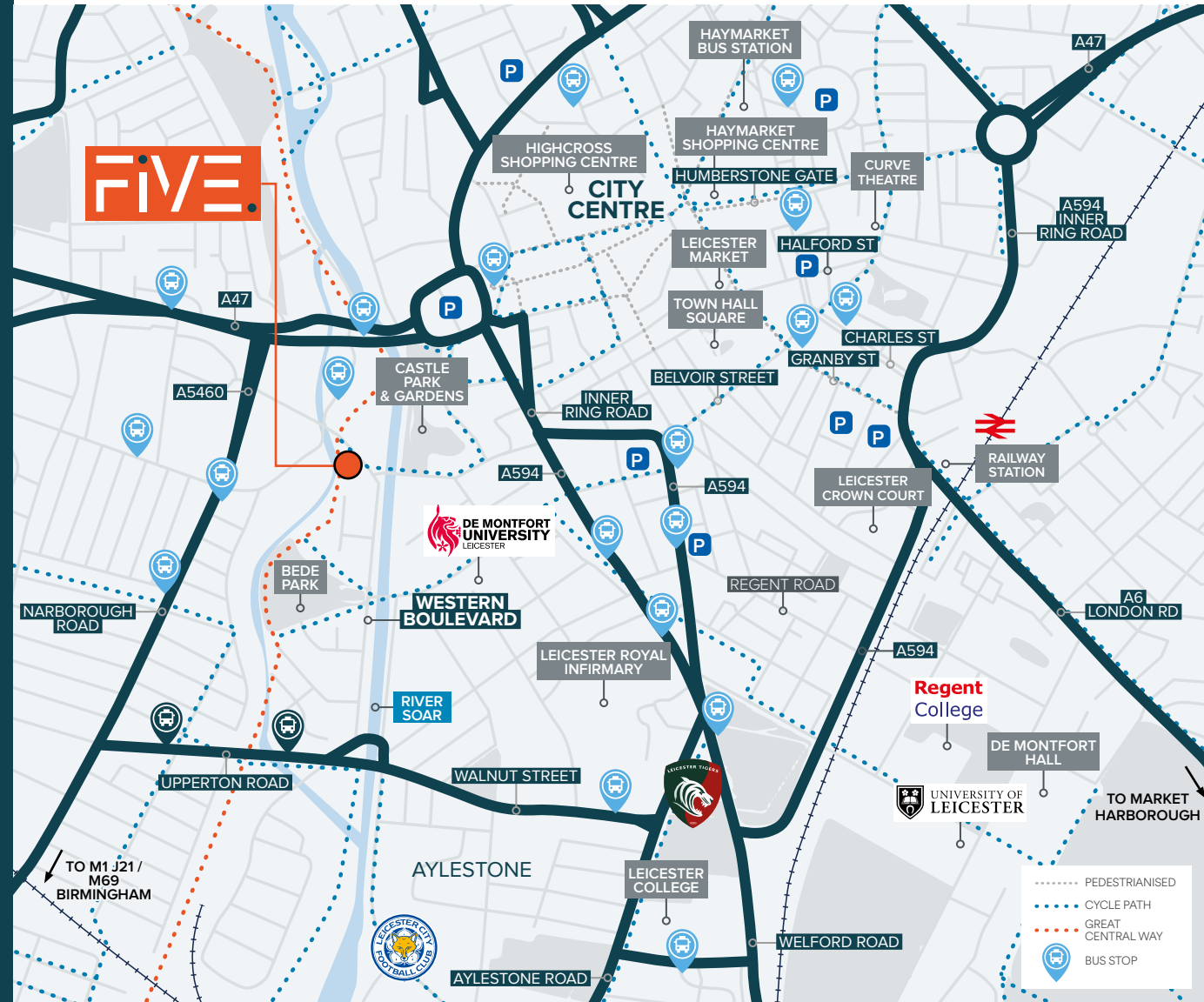
LOCATION

5 Western Boulevard is located on Bede Island which sits in a superb location on the south western fringe of Leicester in close proximity to Leicester Royal Infirmary, De Montfort University, Leicester City Centre, and located within several minutes walking distance of Highcross Shopping Centre and the Cathedral Quarter. Local occupiers include Newtons 4th Limited, HM Land Registry and PA Housing.

Bede Island is easily accessed off the A47 and A5460 which leads directly to the M1/M69, providing ease of access for commuters. The offices are also conveniently situated on a number of bus routes which are served by the following bus services: 104, 153, 162, 18, 50, 51 and 84. Further details of this along with travel times can be found [HERE](#):

Western Boulevard is also well served by cycle paths and riverside footpaths providing picturesque and traffic free route which runs the length of the great central way leading out to Blaby.

 [CLICK HERE FOR GOOGLE MAP](#)



FIVE

ST MARY DE
CASTRO CHURCHTOWN HALL
SQUAREQUEEN ELIZABETH II
DIAMOND JUBILEE
LEISURE CENTRETHE VENUE @
DE MONTFORT
UNIVERSITYST MARGARET'S
BUS STATIONHIGHCROSS
SHOPPING
CENTRE

CLOCK TOWER

LEICESTER
CATHEDRALCASTLE
GARDENSLEICESTER
CITY CENTRELEICESTER
ROYAL
INFIRMARYDE MONTFORT
UNIVERSITYFIVE
WESTERN
BOULEVARD

RIVERSIDE FESTIVAL



GREAT CENTRAL WAY CYCLING



LEICESTER CITY FOOTBALL CLUB



CASTLE GARDENS

THE PROPERTY

5 Western Boulevard in Leicester is a self-contained office building with office accommodation over ground, first and second floors and a further storage area within the eaves.

The offices have just undergone a comprehensive CAT A Landlord refurbishment to all office areas and common parts along with improvements to external areas and landscaping. The offices now provide Grade A HQ style offices benefitting from:



New exposed services heating/ cooling system



New LED and feature lighting



Refurbished reception



New shower and WC facilities throughout



DDA compliant personnel lift



Lift access to all floors



52 access controlled parking spaces



New secure cycle parking



Infrastructure for electric vehicle charging point



Target EPC Rating of B

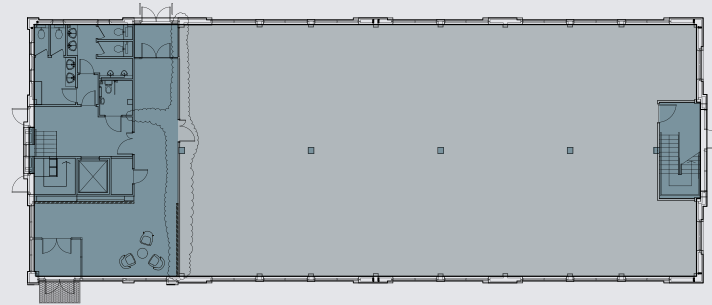


ACCOMMODATION

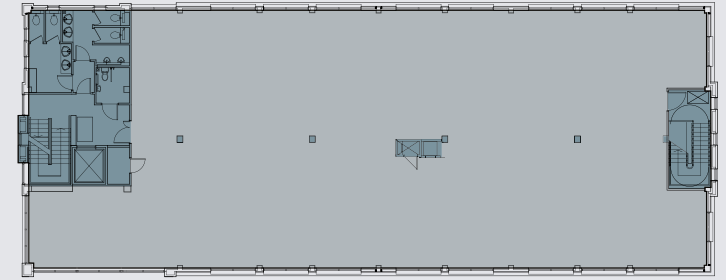
FLOOR AREAS:

GF:	5,285 sq ft	491 sq m
FF:	5,411 sq ft	503 sq m
2F:	5,381 sq ft	500 sq m

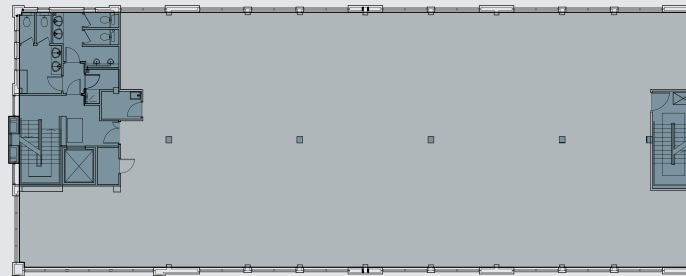
Ideal for single occupancy, however the offices could be let on a floor-by-floor basis.



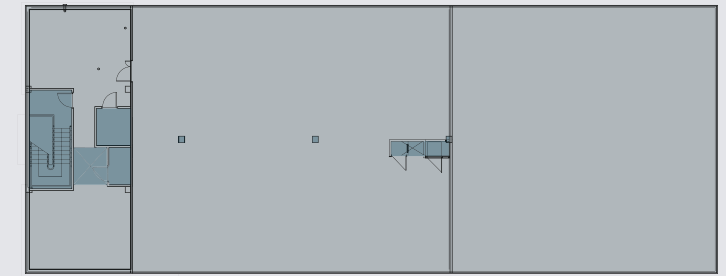
GROUND FLOOR



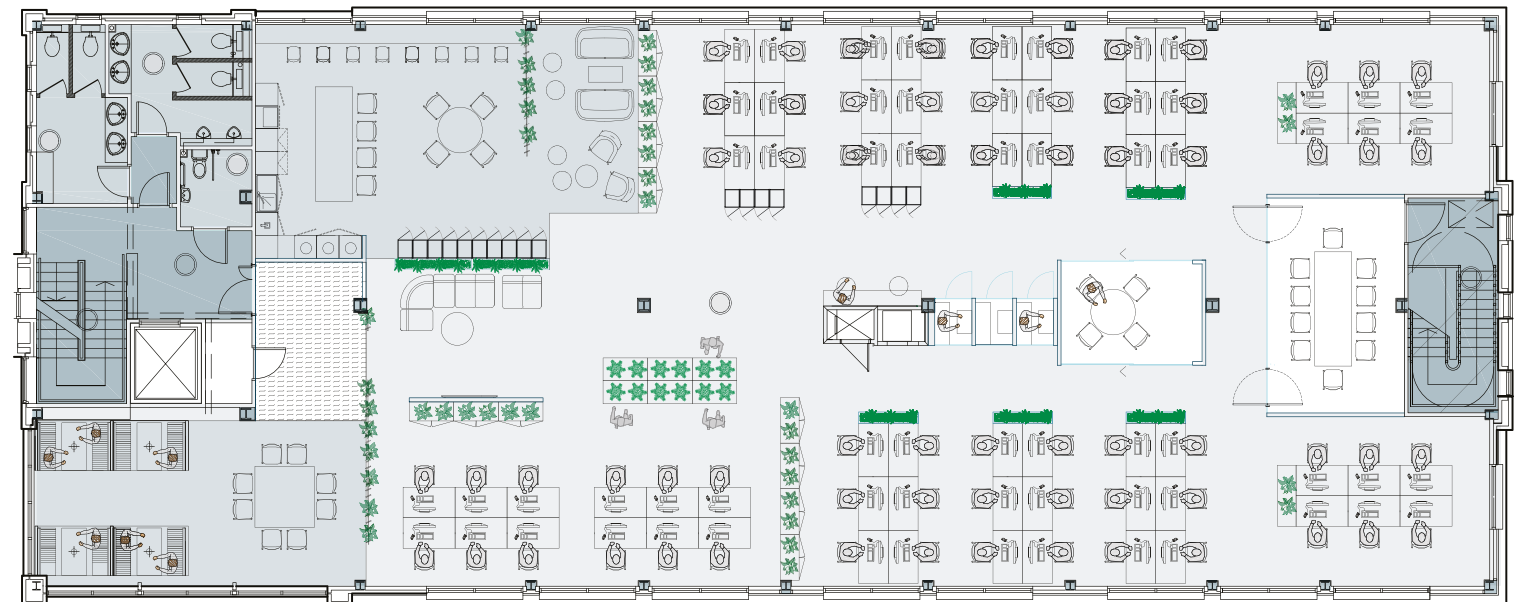
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



QUOTING RENT

The offices are available at a quoting rent of £17.00 per sq ft for the whole.

LEASE TERMS

Immediately available by way of a new full repairing and insuring lease.

BUSINESS RATES

According to the VOA website the Rateable Value for the property from April 2023 are £193,000.

This results in a rates payable of approximately £6.15 per sq ft.

We advise all applicants to make their own enquiries of the rating liability.

SERVICE CHARGE

A building service charge will only become payable if the building become multi-occupied.

EPC

EPC target of B, to be confirmed upon completion of refurbishment works

LEGAL FEES

Each party to bear their own costs.

VAT

Is applicable.



Click here to view
the **image gallery**.



Click here to view the
video of the building.

CONTACT



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These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars. March 2023. Design by carve-design.co.uk 15828/8